



INVITATION
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS
PT KOTA SATU PROPERTI Tbk

The Board of Directors of PT Kota Satu Properti Tbk ("the Company") hereby invite the Company's Shareholders to attend the Extraordinary General Meeting of Shareholders ("EGMS") which will be held:

Day / Date : Monday, December 14, 2020
Place : Sphere Ballroom - AllStay Hotel Jl. Veteran No. 51, Semarang
Time : 11:00 WIB until finished

With the Meeting Agenda as follows:

1. Approval for an Increase in the Company's Capital of a maximum of 10% (ten percent) of the paid-up capital through the Capital Increase Without Pre-emptive Rights mechanism with due observance of the provisions of laws and regulations applicable in the capital market, particularly the Financial Services Authority Regulation Number 14/POJK.04/2019 concerning Amendments to the Financial Services Authority Regulation Number 32/POJK.04/2015 concerning Increase in Capital for Public Companies by Providing Pre-emptive Rights ("POJK No.14 / POJK.04 / 2019"), including the issuance of new series B shares with a nominal value of Rp. 50, -
2. Approval of granting authority and power with substitution rights to the Company's Board of Directors to take all actions in connection with the decision to implement the Capital Increase Without Preemptive Rights, including but not limited to declaring / pouring said decision in deeds made before a Notary, to change, adjust and / or rearrange the provisions in the Articles of Association of the Company and its amendments or renewals, and further to convey notification of the resolutions of this Meeting to the competent authority and take all and every action necessary in accordance with the prevailing laws and regulations.

General Provisions :

1. This summons serves as an official invitation to all Shareholders in accordance with the Company's Articles of Association and Financial Services Authority Regulation No.15/POJK.04/2020 concerning the Planning and Implementation of General Meeting of Shareholders of Public Companies.

2. Shareholders and/or Proxies who are entitled to attend the Meeting are those whose names are registered in the Registrar of Company or Shareholders on November 19, 2020 at 16.00 Western Indonesian Time.
3. Shareholders who are not able to attend the Meeting in person may appoint proxies who must provide a legitimate Power of Attorney Letter with the condition that any members of the Board of Directors, the Board of Commissioners and The Company's employees may act as the shareholder's representative, but their votes shall not be included in the total number of Votes cast during the Meeting.
4. In accordance with the provisions of POJK 15/2020, the Company has provided an alternative for shareholders to assign power of attorney and vote electronically in the Meeting through the eASY.KSEI system managed by KSEI. Electronic power of attorney (e-proxy) can be given by shareholders to an independent power of attorney (namely a representative appointed by the Company's Securities Administration Bureau (PT Adimitra Jasa Korpora) or other independent power of attorney registered in the eASY.KSEI system on the website <https://akses.ksei.co.id>
5. Based on: (i) Government Regulation no.21 year 2020 concerning Large-scale Social Restrictions in the Context of Accelerating Handling of COVID-19; (ii) Ministry of Health Regulation No. 9 of 2020 concerning Guidelines for Social Restrictions in the Context of Handling COVID-19, the Company strongly urges Shareholders to authorize their presence through: Independent Power of Attorney in this case the Securities Administration Bureau (BAE) appointed by the Company namely PT Adimitra Jasa Korpora address at Kirana Boutique Office, Jl. Kirana Avenue III Block F3 No.5 Kelapa Gading, North Jakarta 14250, Tel (021) 29745222, or through the KSEI Electronic General Meeting System Facility (eASY.KSEI) provided by PT Kustodian Sentral Efek Indonesia.
6. For Shareholders who will be present directly at the Meeting, a protocol will be applied in the framework of COVID-19 handling, referring to the applicable regulations.
7. The Independent Statement Letter and Meeting materials can be accessed through the Company's website www.kotasatuproperti.com
8. The Shareholders of the Company or the proxies of the Company's Shareholders who will attend the Meeting are requested to include a copy of the National Identity Card (KTP) or other valid proof of identity, either empowering or authorized, to the Company's registration officer before entering meeting room. Independent Shareholders are required to attach an Independent Statement Letter to the registration officer. Shareholders of a Company in the form of a Legal Entity must bring a copy of the Articles of Association and its latest amendments and the latest composition of the management.
9. In order to facilitate the proper arrangement for the Meeting, Shareholders or their proxies are requested to be present at the Meeting room (30) thirty minutes before the start of the Meeting.

Semarang, November 20, 2020
Boards of Directors